

Minutes April 4, 2011 Germany Township Planning Commission Meeting

The Germany Township Planning Commission meeting was held on April 4, 2011 at 7:00 pm at the Township Office, 103 South Queen Street, Littlestown, PA 14340.

Chairman Carroll Dell called the meeting to order at 7:00 pm.

Planning Commission Members in attendance were: Ernie Claypoole, Carl Cookerly, Mary Ann Cookerly, Vice Chairman Andy Witkowski and Terrie Divers.

Visitors: Daniel Harbaugh, Randy and Janis Miller and Holly Sutphin of Germany Township, Ed Mort from GHI of Hanover.

Minutes: A **motion** was made by Carl Cookerly to approve the March 7, 2011 meeting minutes as written. Seconded by Andy Witkowski. **Motion** carried.

Public Comment: None

Sketch Plans: None

Land Development Plans: None

Preliminary Plans: None

Preliminary/ Final Plan:

Holly Sutphin Preliminary/Final Plan.

Reviewed Gettysburg Engineering's comment letter dated 3/22/11. All comments have been satisfactorily addressed with the exception of the Stormwater Management Facilities being shown on the plan. This will be completed this week. A **motion** was made by Mary Ann Cookerly to recommend the Supervisors accept this Preliminary/Final Plan being submitted as a final plan. Ernie Claypoole seconded. **Motion** carried. A **motion** was made by Carl Cookerly to recommend approval of this plan subject to receiving the final review comments from Gettysburg Engineering and the location of the Stormwater Management Facilities being shown on the plan. Terrie Divers seconded. **Motion** carried. A **motion** was made by Andy Witkowski to accept the sewer module pending the appropriate signatures being received. Ernie Claypoole seconded. **Motion** carried.

Old Business:

1. Daniel Harbaugh Preliminary/Final Subdivision Plan.

Reviewed Gettysburg Engineering's review comments letter dated 2/23/11. All comments have been satisfactorily addressed with the exception of the following:

#4. In reference to lot 3A. The Sewage Enforcement Officer (SEO) who approved the previously approved module should determine If any additions or corrections to the module required, since the lot has been reduced in size from a 7.064 acre lot to a 1.3 acre lot.

#7. Subdivision and Land Development Ordinance (SALDO) Section 308-4 requires a Memorandum in the Adams County Court House that Lots 1 and 3B shall be considered one (1) continuous tract.

A **motion** was made by Mary Ann Cookerly to recommend approval to Supervisors subject to:

1. Receiving the final review comments from Gettysburg Engineering
2. Receiving a letter from the SEO in reference to the septic for Lot #A
3. The memorandum being filed in the Adams Count Court House stating that Lots 1 and 3B shall be considered one (1) continuous tract.

Motion seconded by Andy Witkowski. **Motion** carried. A **motion** was made by Carroll Dell to recommend acceptance to the Supervisors of the Non-building Sewer declaration. Carl Cookerly seconded. **Motion** carried.

2. Review of Sketch Plan for Randy and Janis Miller

The Township received a letter dated 3/18/11 from Randy and Janis Miller requesting a waiver of Section 407-B of the SALDO requiring all lots to front on a public road and that the proposed right of way over the existing driveway will allow Lot # 1 to access Kindig Road. They are requesting the waiver to create 2 lots for their sons Timothy R. and Bradley R. Miller and will use a use in common driveway, that Germany Township would not have to maintain.

Reviewed Gettysburg Engineering's review comment letter of 2/23/11 and Adams County Office of Planning and Development's comment letter of 3/7/11. Both recommend that the Township not allow 3 panhandle lots using a common driveway. Both suggest allowing only one additional lot to be created.

The Planning Commission discussed possible alternatives for the Millers to accomplish the subdivision of their property in to two additional lots. One suggestion was having a street constructed that would allow access to all 3 lots. The second suggestion was to split the 50' right of way in to three 16.67' rights of way for each lot. This would require a new area being identified for the replacement septic system. The Millers will investigate finding an alternate site for the back up septic system. No action was taken at this time until further information is received.

New Business:

Intro and discussion of proposed Township Office Building. Chairman Carroll Dell presented drawings of a proposed Township office building to be built on Ulricktown Road at the site of the current Township Maintenance facility. Chairman Dell asked the Planning commission members to give some thought to the project so that at a future meeting we could discuss and make a recommendation to the Supervisors.

Final Public Comment: None

Adjournment:

There being no further business to be presented before the Commission, Carl Cookerly made a **motion** to adjourn at 8:50. Seconded by Ernie Claypoole.

Respectfully Submitted

Terrie L. Divers, Secretary

Date _____